

**Delta Citizens  
Municipal Advisory Council  
Minutes**

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Date: 4/13/16  
Call To Order: 7:35 PM  
Adjourned: 8:45 PM  
Location: Jean Harvey Center, 14273 River Road, Walnut Grove, CA 95690  
Prepared By: Amelia Cook, Secretary

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**I. Call To Order**

1. Roll Call.

Present: Gil Labrie, Chairman. William Schauer, Vice Chairman. Amelia Cook Secretary.  
John Baranke, Stan Eddy, Darrell Ferreira, Michael Morris, Topper Van Loben Sels.  
Excused Absence: Bradford Pappalaro, Sally Shanks.  
Absent: Wendel Flint, Tim Neuharth.  
Quorum: Yes.

2. Introductions.

County Reps: Tim Kohaya, Mike Winter.  
Guest Speakers: None  
Public Attendees: 14 - See Attachment.


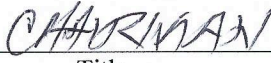
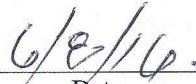
3. Role Of Council.

Chairman covered DCMAC's role regarding planning and review responsibilities, the advisory nature of the Council, the review process and steps for project review/appeal through the Board of Supervisors. Chairman emphasized advisory nature of the Council and the public's opportunities for appeal through the Planning Commission and Board of Supervisors.

**II. Old Business**

**A. PLNP Item PLNP2013-00092 Locke, Courtland & Walnut Grove SPA Amendments**

**1. Locke SPA Proposed Amendments  
Discussion**

		
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Labrie: Does County have consensus of majority of Locke Management Association to go forward to the proposed amendments for Locke?

Responses: Mike Winter - Yes

Responses:

Russell Ooms: Locke Management Association met and approved with a couple of minor clarifications.

Stan Eddy: Does anyone from Locke in the audience oppose the changes? No one responded.

Russell Ooms: No one at last nights meeting spoke against the changes.

## Motions

- Motion By: Topper Van Loben Sels
- Motion To: Recommend approval of proposed amendments to Locke SPA.
- Seconded By: Darrell Ferreira
- Discussion: None
- Amended Motion By: None
- Amended Motion To:
- Seconded Amended Motion:
- Votes: Yes = 8 . Unanimous. No = 0 Abstained = 0
- Vote Type:   X   Counted      Roll Call      Ballot

## 2. Courtland SPA Proposed Amendments

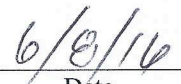
### Discussion

Labrie: Does County have consensus of majority of Courtland Town Association (CTA) to go forward to the proposed amendments for Courtland?

Responses:

  
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Mike Winter: Stated that CTA had not vetted changes on pages 2 & 3 of the County's presentation materials for tonight. "Grandfathering" terminology has been re-instated. Ten (10) day limit for response was re-added. Ferreira and Eddy suggested the 10 day limit should be kept. Labrie suggested maybe it is an unrealistic timeframe. There was discussion around consequences, if 10 day period is not met. Basically, there were no consequences. It is an opportunity for the applicant to raise the priority level of their project. Baranek suggested that if the County doesn't act within its 10 day requirement, projects should get automatic approval. Various members of the audience agreed with this position. Winter said he would take into consideration what a "reasonable" timeframe might be, given Gil's concerns about 10 days not being realistic.

Winter acknowledged receipt of Hodgson's Letter of Opposition to the Courtland SPA. at 2:30 PM just prior to the meeting. Winter was unable to address the concerns raised by Hodgson due to late receipt of the materials.

Hodgson: Labrie offered Hodgson time to address the Council at Hodgson's request. Hodgson spoke to his Letter of Opposition (See Attached). Basically, Hodgson likes the existing SPA processes and does not think it needs revision. Hodgson contends that all CTA members should vote on the proposed changes. Hodgson asked DCMAC to postpone a vote on the proposed changes to Courtland's SPA until a vote by all Courtland SPA members.

## Responses:

Van Loben Sels: Restated that the CTA had consensus with 9 in favor, 3 opposed. Hodgson contends that was not a vote.

Winter: Again (as done at February DCMAC meeting) invited Hodgson to meet with him and County Staff to discuss his concerns. Winter took issues with many of Hodgson's points and questioned Hodgson does not understand the current process.

Van Loben Sels: Reiterated that at the end of last DCMAC meeting, Hodgson was encouraged to meet with County staff to clarify and resolve differences.

  
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Labrie: Asked John Stump, CTA Chair, if CTA is in agreement with proposed changes?  
Stump: CTA met, narrowed down communities concerns and worked those out with County. Stump said he listens to Hodgson then does not understand his concerns after a point. Stump stated that Hodgson was an outlier. Stump stated that he thinks that no matter how many meetings were had on the subject, Hodgson will not want to have changes made.

Labrie: Pointed out Hodgson's next levels of recourse is to address the Planning Commission and the Board of Supervisors.

Van Loben Sels: Asked John Stump if he thought there was enough local representation in the review process being proposed. Stumps: Yes.

## Motions

- Motion By: Bill Schauer
- Motion To: Recommend approval of proposed amendments to Courtland SPA.
- Seconded By: Amelia Cook
- Discussion: Stan Eddy. Instructed Secretary to include Hodgson's Letter of Opposition in the Minutes. Winter also stated that the Letter automatically becomes part of the Project Review since it was received in writing.
- Amended Motion By: None
- Amended Motion To:
- Seconded Amended Motion:
- Votes: Yes = 8 . Unanimous. No = 0 Abstained = 0
- Vote Type: ☒ X Counted ☐ Roll Call ☐ Ballot

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## 3. Walnut Grove SPA Proposed Amendments

### Discussion

Kohaya:

- a. WGHMA - Pointed out (Page 7) that Walnut Grove Homeowners and Merchants Association (WGHMA) was given option of expanding their review duties and membership. WGHMA declined to expand.
- b. Need for expanding the Walnut Grove SPA –
  - i. Labrie: Has had discussion with Supervisor Nottoli about need to expand the Walnut Grove SPA to make it all inclusive of Walnut Grove and to include, among other things:
    1. the industrial area on Walnut Grove-Thornton Road
    2. West Walnut Grove
    3. Old Railroad Track areas of East Walnut Grove
    4. Need for basic architectural standards
    5. Shared parking standards
    6. Setback problems in W. Walnut Grove.

Supervisor Nottoli has indicated that funding might be available next fiscal year for this project. Labrie suggested that the proposed Walnut Grove SPA amendments be postponed until a comprehensive review was done.

- ii. Eddy: Why can't we just include West Walnut Grove in the current SPA revisions? Winter: That requires a public review process.

### Motions

- Motion By: Michael Morris
- Motion To: Continue the Walnut Grove SPA changes until the next meeting and open discussion for expansion of the SPA.
- Seconded By: Amelia Cook

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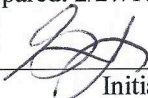
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- Discussion:
  1. Schauer said he thought Council should approve currently proposed Walnut Grove SPA changes so that Locke and Courtland changes could go forward. Schauer raised the point that there were no Representatives from the WGHMA present at the meeting.
- Motion Withdrawn: by Michael Morris.
- Motion By: Bill Schauer
- Motion To: Approve proposed Walnut Grove SPA changes.
- Seconded By: Darryl Ferreira
- Discussion: There was no discussion of the details of the proposed Walnut Grove SPA changes.
- Amended Motion By: None
- Amended Motion To:
- Seconded Amended Motion:
- Votes: Yes = 6. No = 2. Abstained = 0
- Vote Type:   X   Counted      Roll Call      Ballot

### III. New Business - None

### IV. Items for Next Meeting

1. Amend Bylaws - Discussion
  - a. Time limits for presentations.
  - b. Set time period for receiving materials for agenda in advance of meeting.
2. Labrie will contact Wendell Flint and Tim Neuharth regarding absences.
3. Have County DCMAC secretary add "Approval of Meeting Minutes" to Meeting Agendas.

  
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## V. Other Business

DCMAC Secretary had Council members update their contact information for County's DCMAC Secretary.

## VI. Public Comment Summary

Locke Management Association had met with County staff and resolved concerns regarding proposed changes to their SPA. They were in agreement to go forward. DCMAC voted unanimous approval.

Courtland Town Association had met and addressed concerns. Tim Hodgson, citizen of Courtland, remains opposed to the changes. He has been repeatedly invited to meet with County staff to clarify and/or resolve concerns. Other members of the community attending the meeting again voiced concerns over receiving advance notice of meetings. DCMAC voted unanimous approval.

Walnut Grove – no public comments were made. DCMAC Chair proposed postponing approval pending a full review and expansion of the Walnut Grove SPA to make it all-inclusive of Walnut Grove. Other members proposed to approve the currently proposed changes to for Walnut Grove in order to move Locke and Courtland forward. No discussion of the details of the proposed Walnut Grove SPA changes occurred. DCMAC voted 6 Yes, 2 No on approval of Walnut Grove proposed changes.

## VII. Attachments

1. Public Attendee List.
2. Sac. County Presentation
3. Letter of Opposition by Tim Hodgson.

  
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## DELTA CITIZENS MUNICIPAL ADVISORY COUNCIL MEETING

Date: 4/13/16

### Public Attendees

Completion of the Attendance Form is Optional.

Name (Print)	Address	Email
James Salisbury	Walnut Grove	437110.com james.salisbury@
JOHN STUTZ	WALNUT GROVE - SEDON	jstutz@ix.netcom.com
TIM HODGSON	COURTLAND	email@timhodgson.us
ANNA PAVAD ZINN	COURTLAND	annapavadzinn@gmail.com
Paul H. Hennum	Courtland	randphennum
RUSSELL OOMS	LOCKE	hotmail.com russellooms@gmail.com
JAMES McHUGH	LOCKE	jdmotlow@gmail.com
Brian Ruz	Courtland	N/A
BRYAN NICK	Courtland	Nicks52@yahoo.com
TAMARA BUTCHER-PARKINS	COURTLAND	TamaraTime@icloud.com
PATRICIA FRELAK	Property in Courtland & Walnut Grove	p2relak@aol.com
Kathie Pavo	11451 Huguenot	Kathiepavo@gmail.com
Mike Pavo	"	mikepavo@gmail.com
John Sump	Courtland	JohnSump25@hotmail.com

DCMAC Public Attendances Form.docx

2016041:

Prepared by Amena Cook, Secretary

Date Prepared: 2/27/16 Printed: 4/28/16 2:26 PM

[Signature]  
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CHAIR  
Title

6/8/16  
Date